

DEVELOPMENT REVIEW COMMISSION
OCTOBER 28, 2008

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

1. **CONSIDERATION OF MEETING MINUTES: POSTPONED**
2. Request for **THE ELEMENT @ ASU (PL080041)** (JLB Tempe LLC, property owner; Angie Rawie, JLB Partners, applicant) consisting of a new 215 unit student housing complex with 10 live/work units. The building consists of 4 stories within approximately 132,000 s.f. of total building area on 6.35 acres, located at 1949 East University Drive. The request includes the following:

SBD08033 – Preliminary Subdivision Plat for one (1) lot.

STAFF REPORT: [DRCr_Element@ASUplat_102808.pdf](#)

APPROVED ON CONSENT

3. Request for **AED OFFICE BUILDING (PL080165)** (Chris Sosnowski, property owner and applicant) consisting of a new one story office building within approximately 2,900 square feet of building on 0.25 acres, located at 603 West Southern Avenue in the R1-6, Single-Family Residential District. The request includes the following:

GEP08005 – (Resolution No. 2008.93) General Plan Projected Land Use Amendment from "Residential" to "Commercial".

ZON08009 – (Ordinance No. 2008.61) Zoning Map Amendment from (R1-6, Single-Family Residential District) to (CSS, Commercial Shopping and Services District).

DPR08202 – Development Plan Review including site plan, building elevations, and landscape plan.

STAFF REPORT: [DRCr_AEDofficeBldg_102808.pdf](#)

RECOMMENDED APPROVAL OF GENERAL PLAN AND ZONING MAP AMENDMENT AND APPROVED THE DEVELOPMENT PLAN REVIEW ON CONSENT

4. Request for **APARTMENTS AT UNIVERSITY & LINDON (PL080241)** (Larry R. Norris, Charles H. Cook Christian Training School, owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) for a 348 unit apartment community including 421,932 s.f. building area on +/-14.62 net acres. The site is located at 708 North Lindon Lane in the R-3, Multi-Family Residential Limited District and the R1-6, Single-Family Residential District. The request includes the following:

ZON08008 -- (Ordinance No. 2008.57) Zoning Map Amendment from R1-6, Single-Family Residential District to R-3R, Multi-Family Residential Restricted District on +/- 2.18 net acres adjacent to Lindon Lane.

ZON08010 -- (Ordinance No. 2008.57) Zoning Map Amendment from R-3, Multi-Family Residential Limited District to R-4, Multi-Family Residential General District on +/- 12.44 net acres.

PAD08014 -- (Ordinance No. 2008.57) Planned Area Development Overlay on +/- 14.62 net acres to modify development standards including a vehicle parking quantity reduction from 722 to 670 spaces, a maximum building height increase from 30'-0" to 40'-0" for building 'A' in the R-3R District, and a front yard setback reduction from 20'-0" to 10'-0" to allow a tall front yard fence in the R-3R District.

DPR08191 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_LindonLaneApartments_102808.pdf](#)

**RECOMMENDED APPROVAL OF THE ZONING MAP AMENDMENTS AND PLANNED AREA DEVELOPMENT
OVERLAY AND APPROVED THE DEVELOPMENT PLAN REVIEW WITH MODIFIED CONDITIONS**

5. Request for **UNIVERSITY SQUARE (PL080280)** (Scott Turkington-Vice President, University Square Investors, L.L.C., owner; Stephen Anderson, Gammage and Burnham, P.L.C., applicant) for a 15 story, +/- 1,100,000 s.f. building featuring a 328 unit hotel and including a convention center, restaurant and retail space with on-site structured parking on +/- 3.18 net acres. The site is located at 110 East University Drive in the CC, City Center District with a P.A.D., Planned Area Development Overlay and within the T.O.D., Transportation Overlay District. The request includes the following:

PAD08017 -- (Ordinance No. 2008.58) Amended Planned Area Development Overlay to allow a maximum 300'-0" tall building with a revised site plan and volumetric configuration in the CC, City Center District and T.O.D., Transportation Overlay District.

DPR08204 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_University_Square_102808.pdf](#)

**RECOMMENDED APPROVAL OF THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY AND APPROVED
THE DEVELOPMENT PLAN REVIEW WITH MODIFIED CONDITIONS**

6. Request for **BASLINE RETAIL (PL080308)** (Steven C. Cooper, owner; Chris Fergis, Fergis & Harding, Inc., applicant) for a 10,000 s.f. retail and restaurant building on +/- 1.59 net acres. The site is located at 2005 West Baseline Road in the CSS, Commercial Shopping and Service District. The request includes the following:

DPR08178 – Development Plan Review including site plan, building elevations and landscape plan.

THIS CASE WAS CONTINUED FROM THE SEPTEMBER 9, 2008 DEVELOPMENT REVIEW COMMISSION HEARING

STAFF REPORT: [DRCr_2nd_Baseline_Retail_102808.pdf](#)

CONTINUED TO NOVEMBER 18, 2008 HEARING

7. **ANNOUNCEMENTS - NONE**

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. **Cases may not be heard in the order listed.** The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

10/29/2008 10:35 AM